

## **TRIGG COUNTY PROJECT DEVELOPMENT BOARD**

Minutes of meeting held on March 8, 2006 AT 4:00 P.M. at Trigg County Courthouse Annex, Main Street, Cadiz, Kentucky 42211

Members present:

Berlin Moore, County Judge Executive; Kevin Stroud, Fiscal Court Representative; Pam Perry, Circuit Court Clerk; Bill Cunningham, Circuit Judge; Dolores Smith AOC Representative; Woody Woodall, Kentucky Bar Association Representative.

Others Present were: Vance Mitchell, AOC Project Manager; Dennis Arthur, Project Architect for CMW, inc.; Cindy Sholar with Renaissance; Alan Watts, WKDZ; Eric Snyder and Cindy Mitchell, Cadiz Record; Randy Clark, Sheriff; Larry Davis with Harshaw Trane; Charlie Collier with Century 21; Buddy Gish and Stan Humphries.

The meeting was called to order by Judge Berlin Moore who explained that Kevin Stroud would be present but was running a little late and since a quorum was present, the meeting would convene.

Motion by Woody Woodall and seconded by Pam Perry that the January 2006 and February 2006 minutes, copies of which have been reviewed by all committee members, be approved. By unanimous vote, the minutes were accepted and approved by the board.

Judge Moore asked Vance Mitchell to bring the committee up to date. Vance stated he had answered all written questions submitted by Buddy Gish at the February meeting and had them ready for Mr. Gish. Judge Moore advised Mr. Gish that the county carried its insurance through KACO.

Vance then advised the committee that the architect would give his site reviews for the committee to prioritize sites. Through a misunderstanding, the architect had not looked at any sites and did not have a report to give at this time.

Vance advised that the project oversight board at the AOC would be meeting in March and he would give the board a status report on this project. He stated that Dennis Arthur, Architect and Chris Bowling, Financial Advisor would also give a report to that board.

Judge Moore advised the committee that he had signed on behalf of the fiscal court, the Resolution of the Fiscal Court to finance construction of a courthouse for district and circuit courts and it had been filed in the county court clerk's office. Vance advised that financing is moving along and should be ready in a couple of weeks. Berlin advised that the Fiscal Court would hire a bond attorney when the contract for the project is signed.

Berlin Moore advised that the Fiscal Court had set a price of \$250,000.00 for the courthouse property. He advised the figure was based on what it would cost to move and relocate the Sheriff's Department and 911 Dispatch Center. He assured the committee if the cost was less to relocate these agencies then the figure assigned would be less.

Judge Moore went over the sites that had been proposed to the committee as follows:

- 1) Site two blocks below the present courthouse;
- 2) Present courthouse site;
- 3) Lower block from Jefferson Street to Montgomery Street;
- 4) 2 acres located out by Minit Mart;
- 5) Property proposed for sale by Bob Rose;
- 6) Lakota Drive property – not in city limits;
- 7) Property offered by Tim Futrell on 139 S - not in city limits;
- 8) Bypass location;

Vance Mitchell read from Court of Justice Project Guidelines, which states that first consideration for location of any judicial center must be adjacent to the present courthouse or in downtown area. In the event nothing is available then sites outside of downtown can be considered.

Judge Moore directed the secretary to prepare a list of all sites offered or recommended and send the list to all committee members, the architect and the press.

Judge Cunningham pointed out that the committee, at this time, should only look at the sites that fit the requirements read by Vance. Architect, Dennis Arthur and Judge Moore agreed they will get together and look at the sites. Judge Cunningham suggested the committee prioritize the sites now and then have the architect look at only those sites instead of incurring additional expense for sites that do not meet the criteria of the Court of Justice Guidelines. Vance agreed that the committee could prioritize now and have architect evaluate only those selected. He further instructed the committee there could be no more than three sites selected.

On motion by Judge Cunningham and seconded by Kevin Stroud, the present courthouse site was selected as site #1. Motion passed by unanimous vote.

On motion by Woody Woodall and seconded by Judge Cunningham, the lower (last) block located at the W. end between Jefferson and Montgomery Streets was selected as site #2. Motion passed by unanimous vote.

Cindy Mitchell from Cadiz Record addressed the committee and stated that she thought the committee should look at the Lakota Property. Buddy Gish stated he thought the property should be where growth can happen. It was the thought of the committee that the Lakota Property did not have sewer on that property and anyone offering property for the site would have to make sure the property had basic utilities installed. Cindy Mitchell stated she felt the committee should check that out instead of assuming utilities were not in place. At this point, Woody Woodall reminded the committee, because of the AOC guidelines Vance had read, that they have to look at downtown sites first, and further stated that a public hearing had already been held and any sites the public wanted the committee to look at were presented at that meeting.

Motion by Woody Woodall and seconded by Judge Cunningham that in light of the AOC guidelines, the committee go with the two sites identified. By unanimous vote of the committee, the motion passed.

Judge Moore advised the committee that financing would be available after the budget passes on April 15<sup>th</sup>. Vance told the committee that AOC would reimburse the county for the site evaluation tests.

Woody Woodall inquired as to the status of the contract with the architect. Vance Mitchell advised it is still at the AOC in the process of being approved. It goes first to Facilities Manager, then to the Office of the General Counsel and then to the Director's Office. It is in that process but has not been completed.

Berlin Moore asked if anyone else wanted to address the committee.

Larry Davis made a brief statement of interest in doing work on this project and plans to work with architect on supplying heating/air-conditioning systems.

Buddy Gish expressed several concerns about over-runs, warranties and things that might go wrong with the project. Vance Mitchell explained that there is an allowance of 10% for any unforeseen things that could happen that would cause an overrun of the budgeted amount - things no one can know until they get to that point. He advised that out of 20 projects funded in 2000, only 4 went over budget. Dennis explained that a warranty of one year exists on the building which is written into the contract. He further explained that various items that go into the construction have different warranties such as the roof which will have a 30 year warranty.

Cindy Sholar wanted the committee to clarify and explain that this building is a state building, housing the courts and state who pays the maintenance and utilities. Vance stated it is a state office building, housing the courts. He explained that the state pays for maintenance and utilities on the building. The taxpayers in Trigg County only pay for the building through any state taxes they pay - not through county taxes.

Dennis gave the committee a chart setting out spaces proposed in the building for the committee to review and discuss at the next meeting.

Motion was made by Pam Perry, seconded by Dolores Smith for adjournment. By unanimous vote, the meeting was adjourned at 5:10 p.m.